City of Redmond WA

# APPENDIX TO NEIGHBORHOOD STANDARDS

DRAFT
2-28-2017

# Appendix XX Supplemental Design Guidelines

**Introduction**

The Appendix section of the code is intended perform as a supplement to the main design guidelines found in Chapters 21.XX of the Redmond Zoning Code. All published changes and amendments to this appendix are processed and formally approved through the Technical Committee. The text and figures shown throughout this appendix are meant to show illustrative examples of different techniques and applications of design guideline requirements. Furthermore, this appendix may provide for several options to achieve Design Guideline compliance. This appendix also contains more specific requirements in meeting Design Guidelines. Any requirements that are listed as a "shall" must be incorporated into the design to achieve Design Guideline compliance. Any diversion from a requirement listed as a "shall" are subject to administrative design flexibility and its determining criteria as stipulated in the Appendix.

**Example:**

***Code regulation from 21.60.020G4:***

4. Structured parking design.
   a. Site elements related to structured parking.
      i. Parking structures adjacent to streets are subject to the block frontage standards set forth in RZC 21.60.020.B for the applicable streets.
      ii. Parking structures shall have landscaping around the perimeter, except where storefronts designed per RZC 21.60.020.B.3 occupy the ground level perimeter. Landscaping shall include, but not be limited to the combination of plantings and examples as outlined within Appendix XX to add visual interest.

***Supplemental Direction and Example within Appendix associated and linked with regulation:***

4. Structured parking design.

   Landscaping.

   Parking structures shall have landscaping around the perimeter, except where storefronts designed per RZC 21.60.020.B.3 occupy the ground level perimeter. Landscaping shall include, but not be limited to the combination of the following to add visual interest:

   (A) Shade trees.

   (B) Evergreen trees.

   (C) Shrubs.

   (D) Groundcovers.

   (E) Deciduous native and ornamental shrubs.

   (F) Vines.

**Figure 21.60.020HH**
**Good Examples of Parking Garage Landscaping Treatments Along Internal Drives**

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**Building Design**

B. Architectural Character
C. Building Massing & Articulation
D. Building Elements & Details
E. Building Materials
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## Block Frontage and Design Framework Maps

**Figure 21.60.020B**
**Avondale/NE 116th Community Design Framework Map**


**Figure 21.60.020C**
**Avondale/Union Hill Community Design Framework Map**

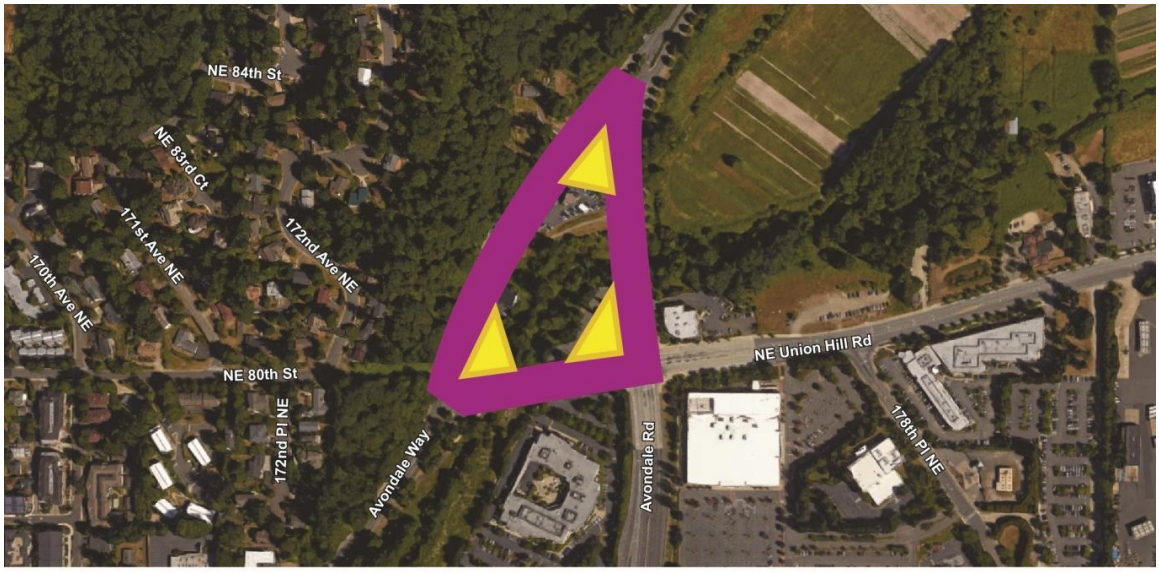


**Figure 21.60.020D**
**Union Hill-Redmond Way Community Design Framework Map**

## Figure 21.60.020E
## Redmond Fall City – E Lake Sammamish Community Design Framework Map


## Figure 21.60.020F
## W Lake Sammamish Parkway/520 Community Design Framework Map

**Figure 21.60.020G**
**Willows/Redmond Way Community Design Framework Map**

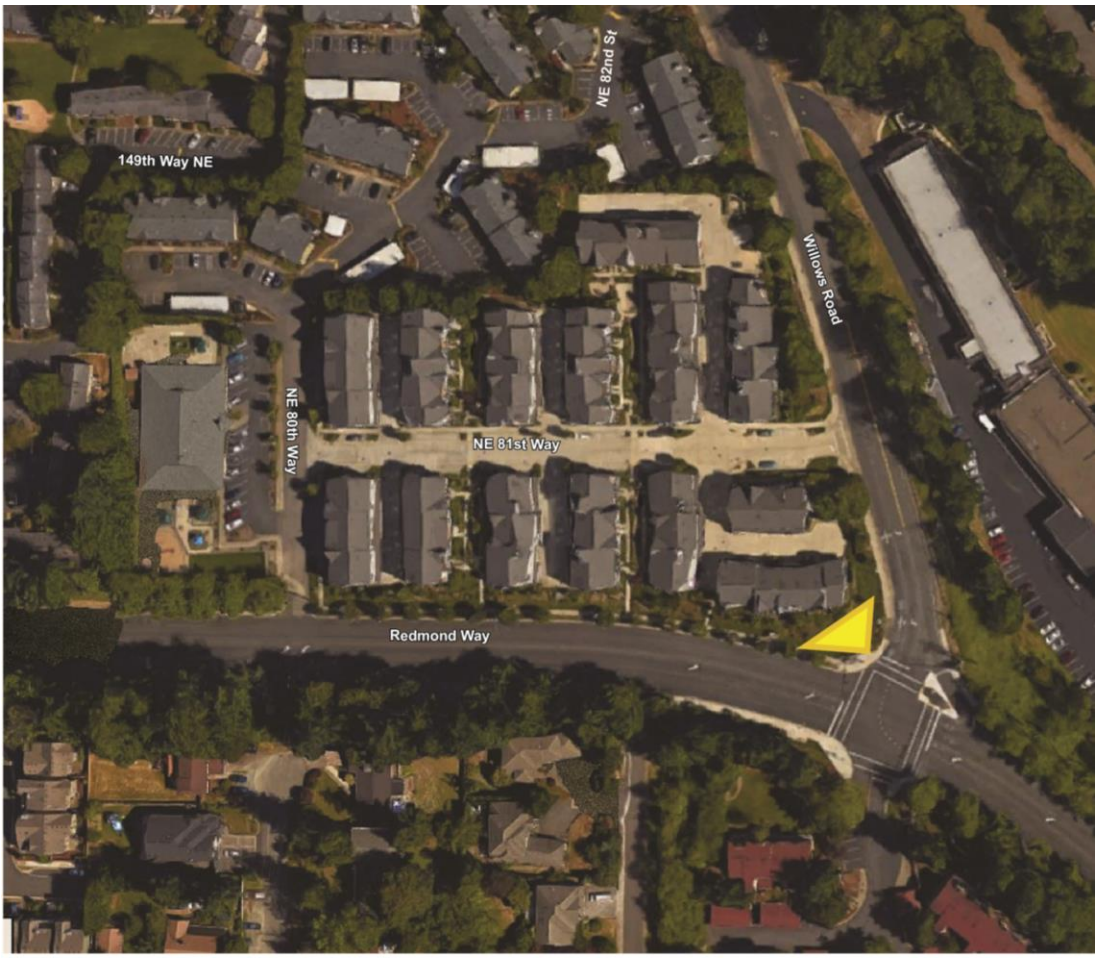


**Figure 21.60.020H**
**Old Redmond/132nd Community Design Framework Map**

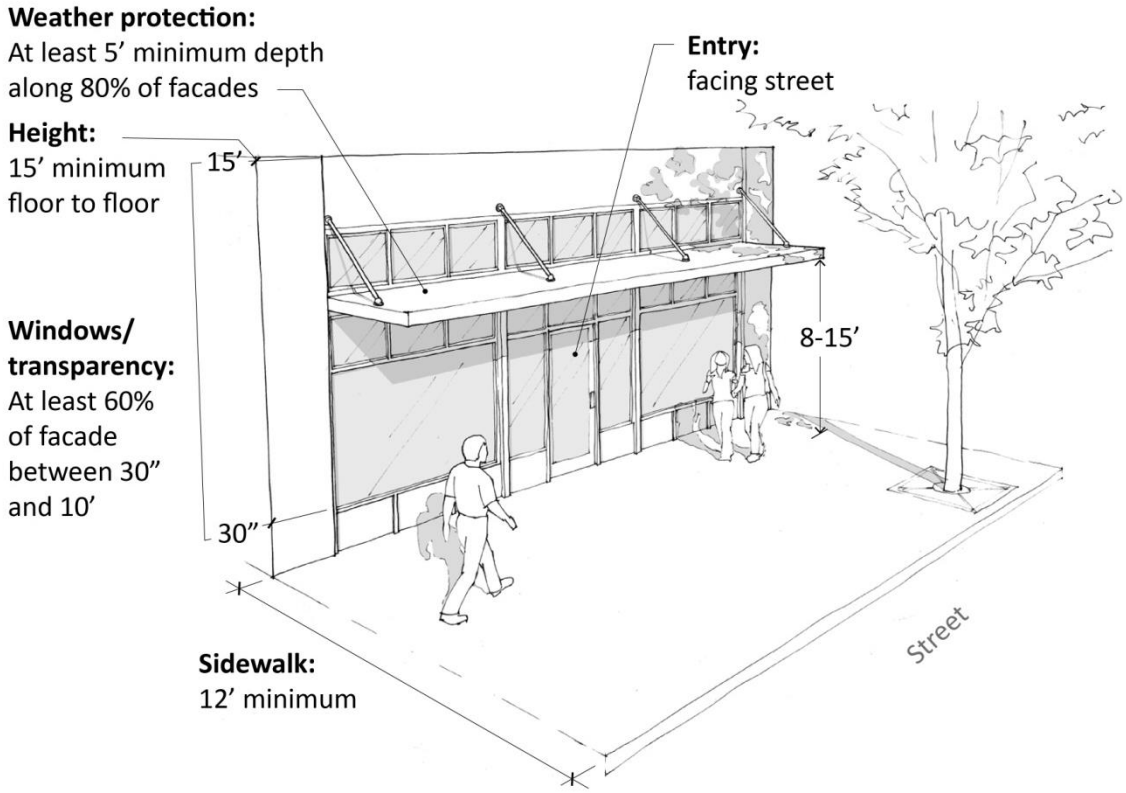
# B. Block Frontages

## 1. Storefront Block Frontage

a. Description/Intent: Storefront Block Frontages are intended to be the most vibrant and activated shopping and dining areas within the city. Storefronts enclose the street to create the sense of an outdoor room with connections to the street.

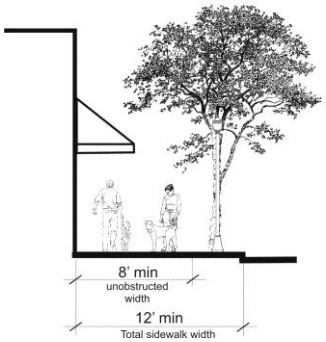
b. Vision.

**Figure 21.60.020J**
**Storefront Vision and Standards**




c. Standards.

| Element | Standards | *Examples & Notes* |
|---|---|---|
| **Ground floor** | | *Note building location (adjacent to sidewalk), entry (facing street), and transparency (more than 60% of ground floor façade between 30" and 10' above sidewalk level).* |
| Land use | Non-residential, except for lobbies associated with residential or hotel/motel uses on upper floors. | |
| • Floor to floor height | 15' minimum (applies to new buildings only) | |
| • Retail space depth | 20' minimum (applies to new buildings only) | |
| **Building placement** | At front property line/back edge of sidewalk. Additional setbacks are allowed for widened sidewalk or pedestrian-oriented space. | |

| Element | Standards | *Examples & Notes* |
|---|---|---|
| **Building entrances** | Shall face the street. For corner buildings, entrances may face the street corner. | |
| **Façade transparency** | At least 60% of ground floor between 30" and 10' above the sidewalk.<br>Display windows may count for up to 50% of the transparency requirement provided they are at least 30" in depth to allow for changeable displays. Tack-on display cases shall not qualify as transparent window areas. | |
| **Weather protection** | Weather protection with 8-15' vertical clearance at least 5' in depth along at least 80% of façade.<br>Retractable awnings may be used to meet these requirements. | |
| **Parking & driveways** | Surface and structured parking areas (ground floor) are not permitted along designated Storefront block frontages (they may be placed behind storefront uses). | |
| **Sidewalk width** | 12' minimum between curb edge and storefront (area includes clear/buffer zone with street trees), except where an adopted plan for a specific street dictates otherwise. |  |

d. Administrative design flexibility (ADF). In addition to the decision criteria to allow design flexibility in RZC 21.76.070.C.4, the following are considerations in determining alternative design treatments to applicable provisions above.

i. Retail space depth: Reduced depths will be considered where the applicant can successfully demonstrate that the design and configuration of the space is viable for a variety of permitted retail uses.

ii. Façade transparency: The design treatment of façade area between ground level windows provides visual interest to the pedestrian and mitigates impacts of any blank wall areas. No less than 40 percent of the façade between 30 inches and ten feet above the sidewalk may be approved through ADF.

iii. Weather protection: Other design treatments provide equivalent weather protection benefits.

iv. Parking location: There shall be an acceptable tradeoff in terms of the amount and quality of storefront area that is integrated with the development and the applicable parking location. Design features to successfully mitigate the visual impact of additional parking areas along designated storefront streets shall be provided.

**2. Landscaped Block Frontages**

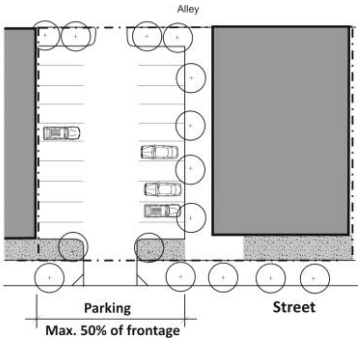
a. Description/Intent: The Landscaped block frontage designation emphasizes landscaped setbacks that create a semi-private transition between the buildings and the sidewalk. This designation applies to all streets in applicable residential zones, plus includes residential based streets and other streets in commercial/ mixed-use zoned areas where special landscaped frontages are desired.

b. Vision.

**Figure 21.60.020K**
**Landscaped Block Frontage Vision and Key Standards**


c. Standards.

| Element | Standards | *Examples & Notes* |
|---|---|---|
| **Ground floor:**<br>• Land use | See permitted uses in applicable zone in RZC Article 1 for details. | |
| • Ground floor height, residential uses | For buildings within 12' of the sidewalk, elevate the ground floor between 2' to 5' above the sidewalk level, except for designated ADA accessible units. | |
| **Building placement** | 10' minimum setback from the sidewalk is required (or greater when required by applicable zone district in RZC Article 1). See RZC 21.60.020.E.5.e for special design provisions associated with ground level residential uses adjacent to a sidewalk. Covered or uncovered porches may project up to 6 feet into the front setback. | |
| **Building entrances** | Building entrances shall be visible and directly accessible from the street.<br>For uses that front on multiple Landscape designated block frontages, an entry along at least one street is required. | |

| Element | Standards | *Examples & Notes* |
|---|---|---|
| **Façade transparency** | For non-residential uses (ground floor), at least 25% of the ground floor between 4'-8' feet above the sidewalk.<br>For residential uses, at least 15% of the entire façade (all vertical surfaces generally facing the street).<br>Windows shall be provided on all habitable floors of the façade. |  <br>*Façade transparency - residential building example.* |
| **Weather protection** | Provide weather protection at least 3' deep over primary business and residential entries. |  |
| **Parking & driveways** | Surface and structured parking shall be placed to the side, rear, below or above uses. For multi-building developments, surface and structured parking areas (ground floor) are limited to no more than 50% of the street frontage.<br>Private or shared garage entries shall occupy no more than 50% of façade width.<br>Parking lots are subject to landscaping provisions set forth in RZC 21.32.070. |  |
| **Landscaping** | The area between the street and building shall be landscaped and/or private porch or patio space and meet the standards of RZC Chapter 21.32.<br>For setbacks adjacent to buildings with windows, provide low level landscaping that maintains views between the building and the street. |  <br>*Example of low level landscaping that screens foundation walls, provides visual interest, and maintains views from dwelling units to the street.* |
| **Sidewalk width** | See RZC Appendix 2 for applicable sidewalk widths. | |

d. Administrative design flexibility. In addition to the decision criteria to allow design flexibility in RZC 21.76.070.C.4, the following are considerations in determining alternative design treatments to applicable provisions above.

   i. Building entrances: Block frontages with environmental constraints and/or those facing busy arterial streets and minor pedestrian traffic may warrant some flexibility to this standard (particularly in residential zones).

ii. Façade transparency: The design treatment of façade area between ground level windows provides visual interest to the pedestrian and mitigates impacts of any blank wall areas. Up to a 50 percent reduction in the minimum amount of window transparency may be approved by the Administrator.

iii. Parking location: Corner lots and unusual lot shapes warrant some flexibility to the standards herein provided design treatments are included that minimize visual impacts of parking areas on the streetscape.

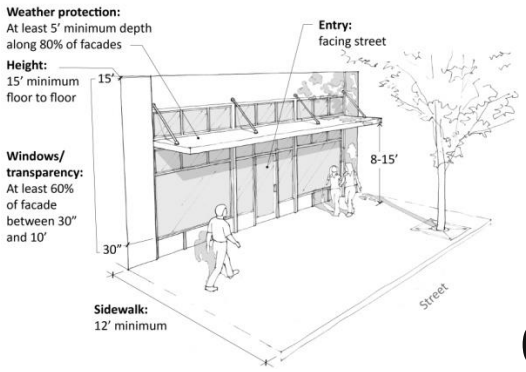
### 3. Secondary Block Frontages

a. Description/Intent: The Secondary block frontage designation serves areas that accommodate a mixture of ground floor uses and allows a diversity of development frontages provided they contribute to the visual character of the street and enhance the pedestrian environment.

b. Vision.

**Figure 21.60.020L**
**Secondary Block Frontages Allow Both Storefronts and Landscaped Setbacks**

**Storefront**




OR

**Landscaped Setback**


c. Standards. Development shall conform to either Storefront or Landscaped block frontage standards as set forth above, with only the following modifications:

| Element | Standards | *Examples & Notes* |
|---|---|---|
| **Building placement** | Buildings may be placed up to the sidewalk edge provided they meet Storefront standards set forth above.<br><br>The minimum setback for buildings with ground floor residential uses is 10'. See RZC 21.60.020.F.5.e for special design provisions associated with ground level residential uses adjacent to a sidewalk. Covered or uncovered porches may project up to 6 feet into the front setback. | |
| **Building placement** | 10' minimum setback from the sidewalk is required (or greater when required by applicable zone district in RZC Article 1). See RZC 21.60.020.E.5.e for special design provisions associated with ground level residential uses adjacent to a sidewalk. Covered or uncovered porches may project up to 6 feet into the front setback. | |

| Element | Standards | *Examples & Notes* |
|---|---|---|
| **Façade transparency**<br>*Generally, the amount of transparency of facades depends on the use and setback from the street.* | Storefront buildings are subject to Storefront block frontage transparency standards above.<br>For buildings with Landscaped block frontages:<br>• Buildings designed with non-residential uses on the ground floor within 10' of sidewalk, at least 40% of the ground floor between 4'-8' above the ground level surface.<br>• Buildings designed with non-residential uses on the ground floor within 20' of the sidewalk, at least 25% of the ground floor between 4'-8' above the ground level surface.<br>• Residential buildings, at least 15% of the entire façade (all vertical surfaces generally facing the street).<br>Windows shall be provided on all habitable floors of the façade. |  <br>*Façade transparency – non-residential building within 10' of sidewalk, where a greater amount of transparency is important.*<br>  <br>*Façade transparency - residential building example.* |

**4. All Other Block Frontages in (Applicable Areas)**

a. Description/Intent: All other block frontages in applicable commercial and mixed-use districts that are not designated in Community Design Framework Maps are provided with greater flexibility with regard to the design of development frontages. These block frontages include a combination of side streets (where most uses often front on other adjacent streets), service oriented streets (often characterized by industrial or service types of uses), and heavy arterial streets. There is greater flexibility in the amount of transparency of facades and with the location of surface and structured parking. However, design parameters are included to ensure that development frontages along these streets provide visual interest at all observable scales and meet the design objectives of the city.

b. Standards.

| Element | Standard |
|---|---|
| **Ground floor land use**<br>• Land use | See permitted uses in applicable zone in RZC Article 1 for details. |
| • Ground floor height, residential uses | For buildings within 12' of the sidewalk, elevate the ground floor between 2' to 5' above the sidewalk level, except for designated ADA accessible units. |
| **Building placement** | Where allowed in the applicable zone district, buildings may be placed up to the sidewalk edge provided Storefront block frontage standards above are met (except where otherwise noted herein).<br>The minimum setback for buildings with ground floor residential uses is 10'. See RZC 21.60.020.E.5.e for special design provisions associated with ground level residential uses adjacent to a sidewalk. Covered or uncovered porches may project up to 6' into the front setback. |
| **Building entrances** | At a minimum, at least one building entry shall be visible and directly accessible from the street. Where buildings are setback from the street, pedestrian connections are required from the sidewalk to the building entrance. |

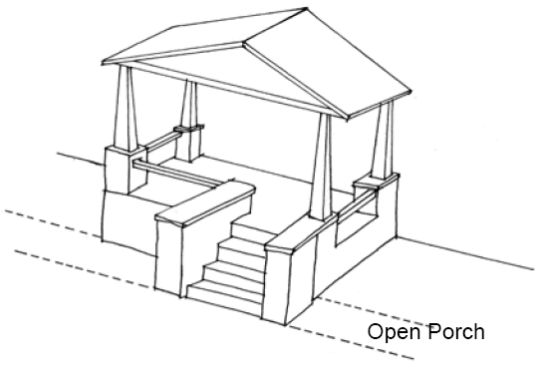
| Element | Standard |
|---|---|
| **Façade transparency** | Storefront buildings are subject to Storefront block frontage transparency standards above.<br>For buildings with Landscaped block frontages:<br>• Buildings with non-residential uses on the ground floor within 10 feet of sidewalk, at least 30% of the ground floor between 4'-8' above the sidewalk.<br>• Buildings, at least 10% of the entire façade (all vertical surfaces generally facing the street). |
| **Weather protection** | Provide weather protection at least 3' deep over primary business and residential entries. |
| **Parking location** | There are no parking lot location restrictions, except that parking lots are subject to landscaping provisions set forth in RZC 21.32.070. |
| **Landscaping** | The area between the street and building or parking area shall be landscaped and/or private porch or patio space and meet the standards of RZC Chapter 21.32.<br>For setbacks adjacent to buildings with windows, provide low- level landscaping that maintains views between the building and the street. |
| **Sidewalk width** | See RZC Appendix 2 for applicable sidewalk widths, except where Storefront buildings are proposed, sidewalks shall meet Storefront block frontage standards above. |

d. Administrative design flexibility. In addition to the decision criteria to allow design flexibility in RZC 21.76.070.C.4, the following are considerations in determining alternative design treatments to applicable provisions above.

i. Building entrances: Block frontages with environmental constraints and/or those facing busy arterial streets and minor pedestrian traffic, may warrant flexibility to this standard.

ii. Minimum setback: Provide design treatments that create an effective transition between the public and private realm. For example, a stoop design or other similar treatments that utilize a low fence, retaining wall, and/or hedge along the sidewalk may provide an effective transition.

**Figure 21.60.020M**
**Stoop Examples**




iii. Façade transparency: The design treatment of façade and/or landscaping elements provide visual interest to the pedestrian and mitigates impacts of any blank wall areas.

5. **Where a property fronts onto multiple streets/frontages,** each frontage shall comply with the applicable standard for the applicable block frontage designation, including the following exceptions/clarifications:

a. Where there is a conflict between frontage standards, the order of preference of which provisions apply is as follows:

   i. Storefront.

   ii. Secondary.

   iii. Landscaped.

   iv. Other.

   Subsections b-e below clarify how the order of preference works for particular frontage elements.

b. Building location. For corner sites with Landscaped block frontage on one street and Storefront or Secondary on another, a storefront building may wrap around the corner (on the Landscaped block frontage side) for up to a half block width or no more than 120 feet (whichever is more).

c. Entrances. For corner sites, an entrance on at least one of the streets is required. For corner sites with frontage on a Storefront block frontage on one side, an entrance shall be placed on the Storefront block frontage side. For corner sites with a mix of designations that do not include a Storefront block frontage, the entry shall be placed on the order of preference identified in subsection (a) above.

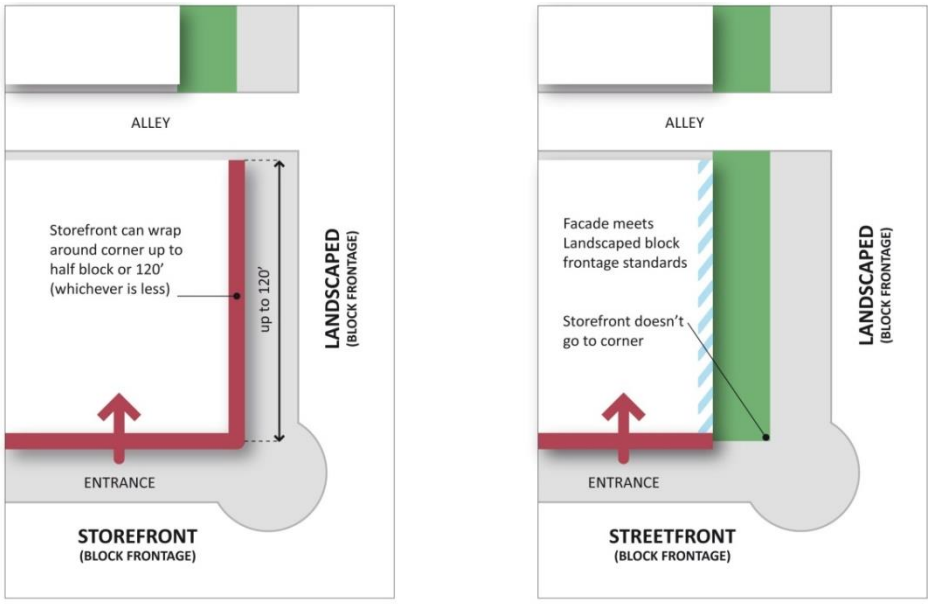
d. Transparency. For corner sites – at least one block frontage shall meet the applicable transparency standards [based on the order of preference in subsection (a) above]. For the second block frontage, applicants are allowed a reduction in the minimum amount of transparency by 50 percent. For street corners with like designations on both frontages, buildings shall employ the full transparency on the dominant frontage (based on the frontage width or established neighborhood pattern).

e. Parking. Surface parking (including ground floor parking in a structure) adjacent to a street corner is not allowed, except in one of the following contexts:

   i. Corner lots with non-designated frontages ("other") on both streets.

   ii. Corner lots with a combination of block frontages, except those with a Storefront designation, via administrative design flexibility provisions referenced herein.

**Figure 21.60.020N**
**Clarifying Block Frontage Standards on Street Corners**



6. **Block frontages in the OBAT zone** depend on the type of street the site fronts onto:
   a. Block frontages along arterials are subject to Landscaped block frontage standards.
   b. Block frontages along Bel-Red Road shall maintain a 100-foot wooded buffer consistent with RZC 21.12.200.B.4.
   c. Development along all other external and internal street are subject to the standards for "Other" streets as set forth in subsection B.6 above.
7. **Block frontages in the Business Park (BP), Manufacturing Park (MP), and Industrial (I) zones** are subject to the standards for "Other" streets as set forth in subsection B.6 above except planting areas between the sidewalk and the building, outdoor storage, or parking areas shall be at least 20 feet in depth with Type II or III plantings as set forth in RZC 21.32.080. Exception: The Administrator may reduce or waive the applicable block frontage standards for MP and I zone developments depending on the context of the site and the nature of the subject land use. For example, uses on higher visibility streets warrant greater landscaped setbacks than short internal streets enclosed entirely within the zone. Land uses with a higher density of employees warrant better pedestrian access provisions.
8. **Trail frontages.** Where a property fronts onto a publicly-accessible trail or multiuse path, such frontages shall comply with the Secondary block frontage standards set forth in subsection 5 above. For developments/uses with non-residential uses that the Administrator determines that an orientation to the trail would not be appropriate, the development shall be subject to the "All other block frontage" set forth in subsection 6 above.

**Figure 21.60.020O**
**Trail Frontage Examples**

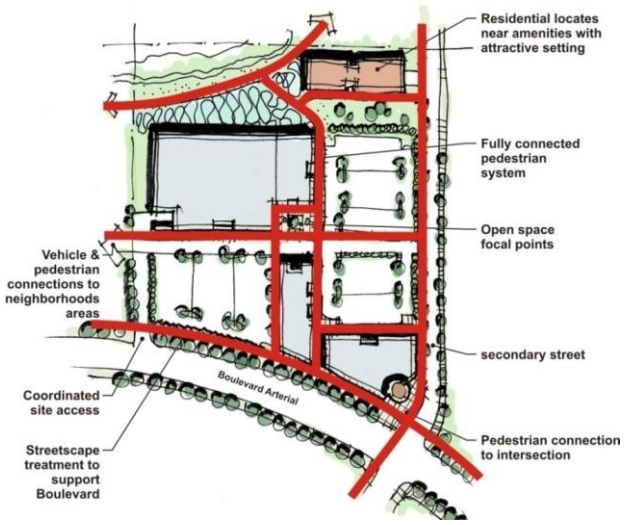

## E. Non- Motorized Circulation & Design

### 1. Internal Circulation

Examples of implementation:

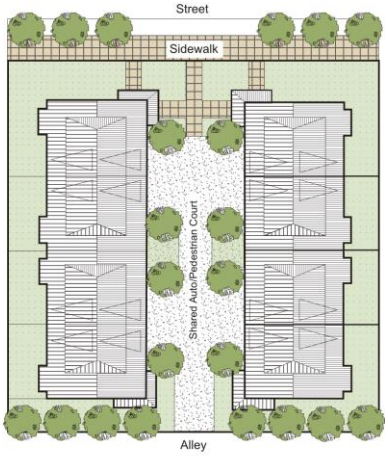
a. Sites with multiple buildings, pedestrian paths or walkways connecting businesses and residential on same development site.

**Figure 21.60.020U**
**Internal and External Pedestrian Connections are Important**




b. Sites with residential units.

**Figure 21.60.020V**
**Direct Pathways Between the Street and Dwelling Units are Required**




**The entries of the townhouse example on the left connect directly to a public sidewalk while the entries on the right example connect to a common path that extends to the sidewalk.**

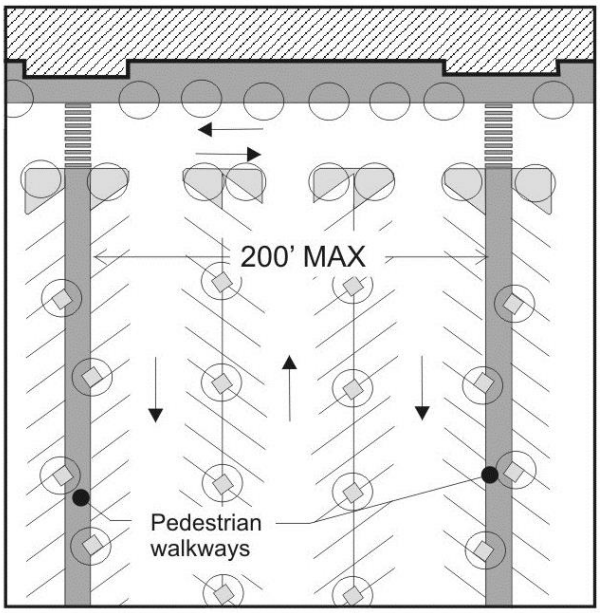
**Figure 21.60.020W**
**An Example of an Attractive Pedestrian Connection Through A Residential Development**

c. Paths through parking lots.

**Figure 21.60.020X**
**Parking Area Pathway Examples**

**Note in the left example that the concrete pathway extends into the vehicular area to provide a highly visible and safe crosswalk.**

**Figure 21.60.020Y**
**Parking Area Pathway Configuration**



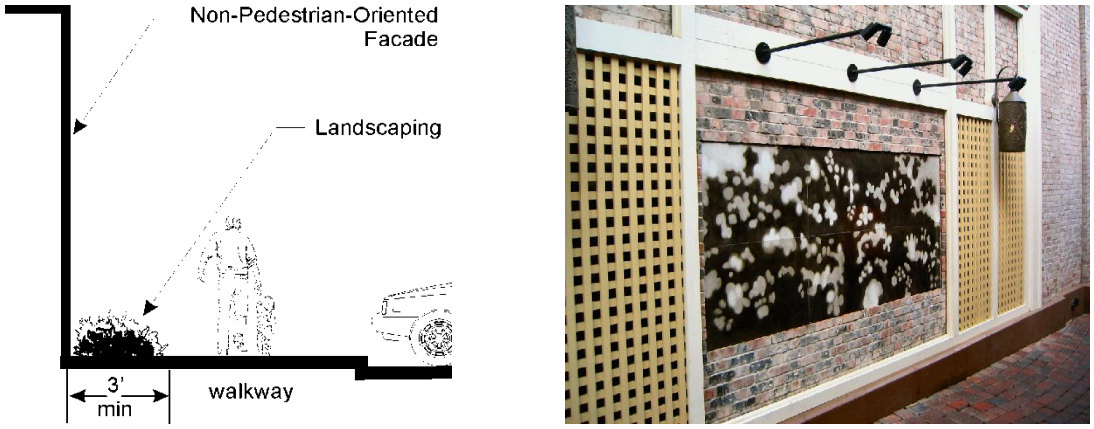
**2. Connections to adjacent properties.**

Enhance site access and access to adjacent sites by linking paths, driveways, and parking areas to adjoining public or private open space, trail systems, paths, crosswalks, and transit stops, consistent with the plans as outlined within the following plans.

i. The Redmond Parks, Arts, Recreation, Culture & Conservation (PARCC) Plan.
ii. The Neighborhood Plans in the Redmond Comprehensive Plan.
iii. The Pedestrian Program Plan, Bicycle System Plan, and Build-out Transportation Facility Plan in the Redmond Transportation Master Plan (TMP).
iv. The Downtown Pedestrian Map in the Redmond Zoning Code.
v. The Shoreline Public Access System Map in the Redmond Shoreline Master Program (SMP).

**3. Pathway Design.**

**Figure 21.60.020Z**
**Standards for Internal Walkways Adjacent to Buildings**




**Internal walkways adjacent to building walls that do not meet Storefront façade standards shall provide at least three feet of landscaping to enhance the character of the walkway. The Administrator will consider alternative treatments, such as decorative walls (right example).**

a. Pathway design where multi-tenant commercial or mixed-use buildings 100 feet or more in length face parking lots.Such pathways shall feature a 12-foot wide sidewalk with:

i. Eight feet minimum unobstructed width.

ii. Trees, as approved by the Administrator, placed at an average of 30 feet on-center and placed in grates. Breaks in the tree coverage will be allowed near major building entries to enhance visibility. However, no less than one tree per 60 lineal feet of building façade shall be provided.

iii. Planting strips may be used between any vehicle access or parking area and the pathway, provided that the required trees are included and the pathway meets the applicable width standards herein and the combined pathway and planting strip is at least 12 feet wide.

**Figure 21.60.020AA**
**Example of A Successful Pedestrian Sidewalk Between Parking Lot and Storefront**

e. Sidewalks and internal pathways adjacent to residences.

The objective of this standard is to ensure privacy and security for residents, and an attractive and safe pathway that complements the qualities of the adjoining residences within a residential complex. For residences with ground floor living spaces facing a sidewalk or pedestrian path in a residential or mixed use development, the building shall feature at least one of the public/private space transition elements described below:

i. Raised deck or porch option. Provide at least a 60 square foot porch or deck raised at least one foot above grade. The porch or deck shall be at least six feet wide, measured perpendicular to the house face. (The deck may be recessed into the house floor plan so that deck does not extend from the house face a full six feet.) A low fence, rail or hedge, two feet to four feet high, may be integrated between the sidewalk or internal pathway and deck or porch.

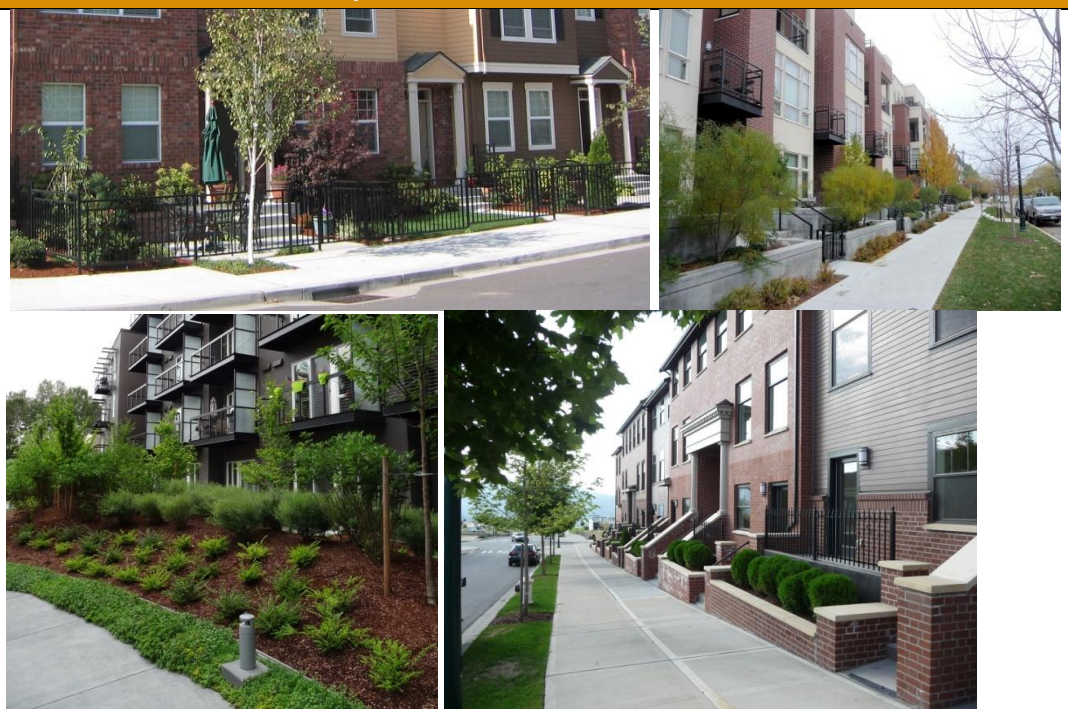
ii. Private open space option. Provide a minimum ten-foot wide private open space between the face of the residence and the edge of the walkway. The space may be paved or landscaped. A fence or planting two to four feet high shall be provided within the open space.

iii. Landscaped area. Provide a minimum ten-foot wide landscaped area between the face of the building and the edge of the pathway. The plantings shall reach three feet high within three years after planting.

iv. Raised ground floor. If the residence's ground floor is a minimum of three feet above the grade adjacent to the building, then the landscaped area in option iii, above, may be reduced to four feet wide.

v. Other transition design measure that adequately protects the privacy and comfort of the residential unit and the attractiveness and usefulness of the pathway at least as effectively as option i through iv above, as determined by the Administrator

**Figure 21.60.020BB**
**Acceptable Public/Private Transitional Space Design Between Sidewalk or Pathways and Ground Level Residential Units**



**The upper left images uses a low fence and landscaped setback. The right images use landscaped terraces and elevated ground level units. The lower left image uses a landscaped berm between the pathway and semi-private open space.**

## F. Vehicle Circulation & Parking.

### 1. Internal roadway design.

Drive-through facilities. Where allowed, drive through facilities (e.g., drive-up windows) shall comply with the following.

i. Drive-through lanes, including waiting and holding lanes, shall be separated from public view and internal sidewalks by a masonry wall at least three feet high, and a planting strip, at least five feet wide with continuous plantings of evergreen shrubs and/or trees that will provide continuous evergreen screen at least four feet tall at maturity. The Administrator may approve alternative landscaping schemes provided they include the masonry wall and a substantial vegetative screen. The landscaping shall comply with RZC 21.32.

ii. Drive-through lanes shall not restrict pedestrian access between a public sidewalk and on-site buildings.

## G. Surfaced & Structured Parking Design & Configuration

### 1. Structured Parking Design:

Landscaping

Parking structures shall have landscaping around the perimeter, except where storefronts designed per RZC 21.60.020.B.3 occupy the ground level perimeter. Landscaping shall include, but not be limited to the combination of the following to add visual interest:

(A) Shade trees.

(B) Evergreen trees.

(C) Shrubs.

(D) Groundcovers.

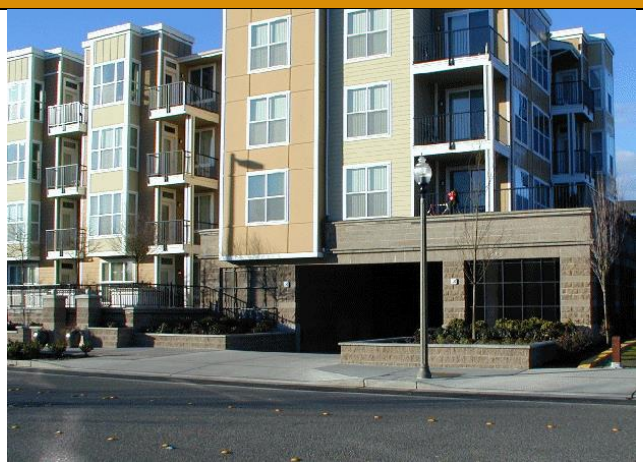
(E) Deciduous native and ornamental shrubs.

(F) Vines.

**Figure 21.60.020HH**
**Good Examples of Parking Garage Landscaping Treatments Along Internal Drives**

Garage access and entries example:

**Figure 21.60.020II**
**These Parking Garage Entrances are Clear, yet Deemphasized from Visual Standpoint**

## H. Internal Open Space

### 1. Required Residential Open Space

Special requirements for common usable open spaces include the following:

A. Required setback areas shall not count toward the open space requirement unless setback areas are incorporated into spaces that meet all other requirements and meet the intent of the standards.

B. Space shall meet the minimum dimensional standards of Table 21.60.020A and subsection 3.b below to provide functional leisure or recreational activity.

C. Space shall feature paths or walkable lawns, landscaping, seating, lighting, play structures, sports courts, or other pedestrian amenities to make the area more functional and enjoyable for a range of users.

D. Common space shall be separated from ground level windows, streets, service areas and parking lots with landscaping, low-level fencing, and/or other treatments as approved by the city that enhance safety and privacy for both the common open space and dwelling units.

E. When possible the space shall be oriented to receive sunlight, face east, west or preferably south, when possible.

F. The space must be accessible from the dwelling units and, as appropriate, from public streets and sidewalks.

Rooftop Deck Example.

**Figure 21.60.020JJ**
**Rooftop Deck Examples**

**2. Open Space Size and Dimensions.**

a. The following table specifies the minimum open space size and dimensions for both common and private usable open space areas.

**Table 21.60.020A**
**Residential Usable Open Space Size and Dimensions**

| Type of Usable Open Space | Minimum Length | Minimum Width | Minimum Height | Minimum Area (in square feet) |
|---|---|---|---|---|
| 1. Common | 20 feet | 20 feet | As specified in IBC for habitable overhead height | 400 |
| 2. Private (At least one of the following is required for each unit.) | | | | |
| – Patio | 8 feet | 8 feet | Same as above | 80 |
| – Balcony | 5 feet | 5 feet | Same as above | 50 |

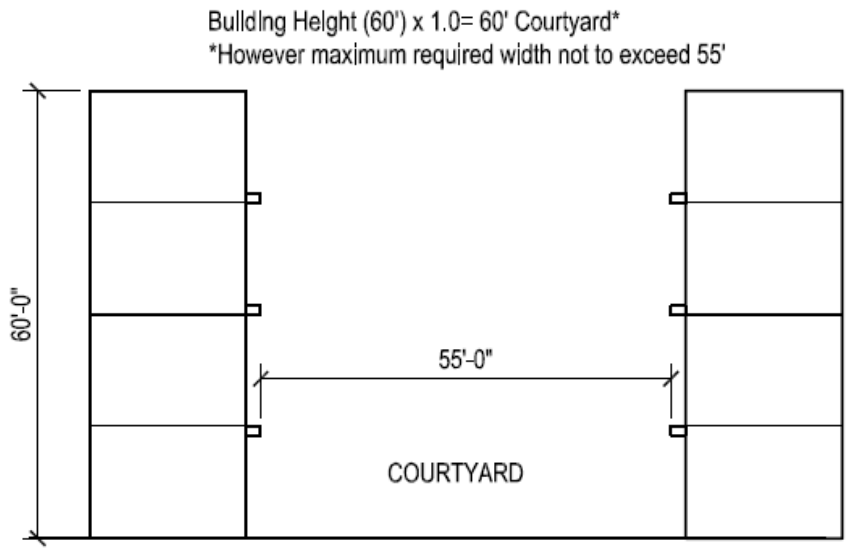
| Table 21.60.020A<br>Residential Usable Open Space Size and Dimensions | | | | |
|---|---|---|---|---|
| **Type of Usable Open Space** | **Minimum Length** | **Minimum Width** | **Minimum Height** | **Minimum Area (in square feet)** |
| – Rooftop decks/ Terraces | 15 feet | 15 Feet | Same as above | 225 |
| – Private and semi-private yard space | 10 feet | 10 feet | Same as above | 100 |

b. Minimum dimensions. Common usable open space shall contain 20 feet minimum dimensions. Internal courtyards (enclosed by buildings on at least two sides) shall meet the following dimensional requirements:

i. The minimum dimension (width and depth) of any common usable open space shall be no less than 1.0 times the tallest building or segment of building enclosing the courtyard (a ratio of 1.0:1.0), but shall not be required to exceed 55 feet. The height of the building wall shall be measured from the courtyard elevation to the roof eaves of the enclosing building(s).

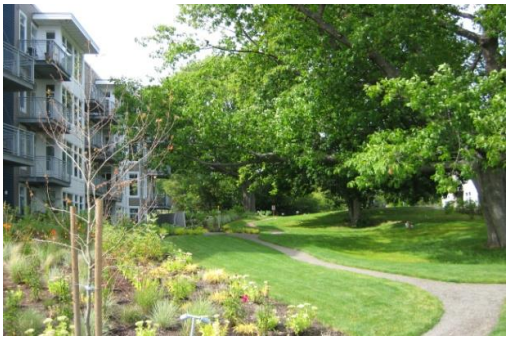
ii. If balconies or corridors project into a common open space, the dimension shall be measured from the edge of the projecting balconies or corridors (see figure below). Balconies may be reduced to 12 square feet in area for up to 50 percent of the units when double doors are provided to the balcony.

**Figure 21.60.020KK**
**Residential Courtyard Dimensions**




Examples of common open space areas.

**Figure 21.60.020LL**
**Good Examples Of Common Usable Open Space**



**Note the integration of landscaping elements and site amenities to add visual interest and promote use of the space.**

### 3. Pedestrian-oriented open space design

a. Required Pedestrian-Oriented Open Space features are outlined below..

i. Visual and pedestrian access into the site from a street, private access road, or non-vehicular courtyard.

ii. Paved walking surfaces of either concrete or approved unit paving.

iii. Lighting shall conform to RZC Chapter 21.34.

iv. The spaces shall be located in or adjacent to areas with significant pedestrian traffic to provide interest and security, such as adjacent to or visible from a building entry. The space shall also address security concerns through the use of Crime Prevention Through Environmental Design (CPTED) principles. (See RZC 21.60.020.I)

v. At least two feet of seating area (a bench or ledge at least 16 inches deep and appropriate seating height) or one individual seat per 60 square feet of plaza area or open space.

vi. Landscaping components that add visual interest and do not act as a visual barrier. This could include planting beds, potted plants, or both.

Examples of pedestrian-oriented open space design

**Figure 21.60.020NN**
**Example of a Small Pedestrian-Oriented Open Space**

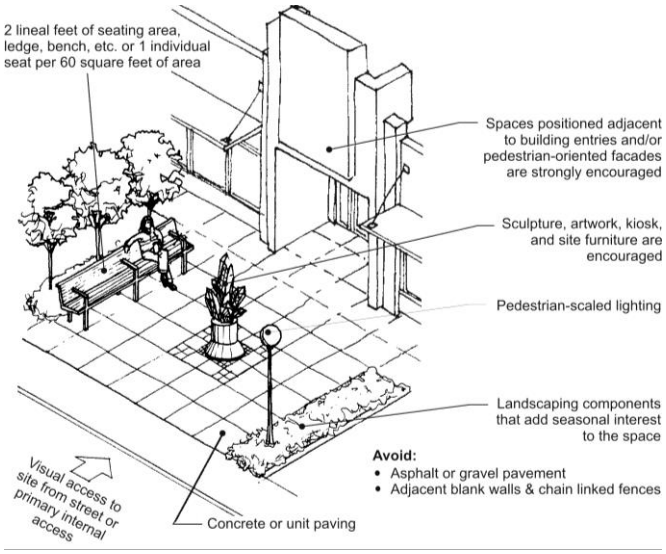
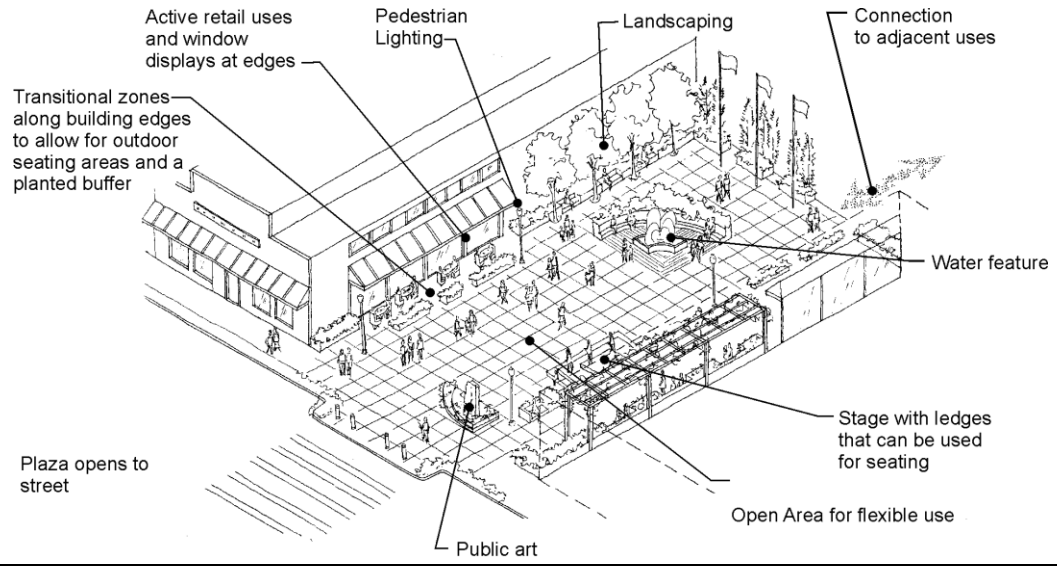



**Figure 21.60.020OO**
**Example of a Large Pedestrian-Oriented Space**



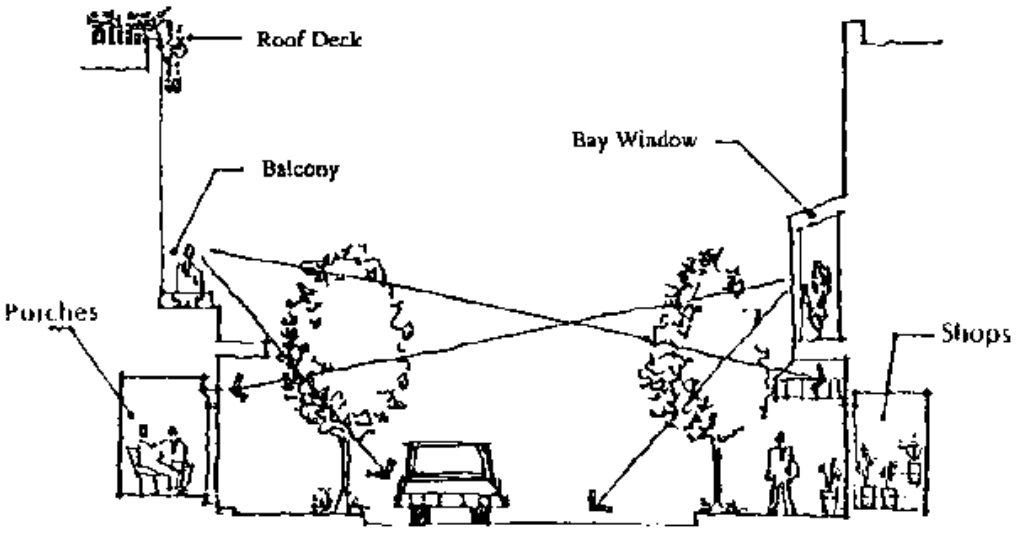

# I. Site Planning for Security

**1. In the planning of the site and design of buildings and site elements, to the extent feasible, developments shall provide for:**

a. "Passive surveillance," the ability of people occupying buildings and public spaces to view all parts of accessible spaces.

b. Security and pedestrian lighting per RZC Chapter 21.34.

**Figure 21.60.020PP**
**Maximize Passive Surveillance**




Maximize the ability of people in buildings or traveling along roadways to see outdoor spaces to increase security

c. Appropriate natural access control, such: features that delineate where the general public should not enter without an invitation. For example, a low fence or hedge (two-four feet high) can indicate that people should not enter a yard or open space except through a gate or opening. Access control shall not limit visibility or passive surveillance.

d. Defining territory. This means clearly indicating through site planning and design measures what parts of the site are open to the public and what parts are not. For example, in commercial development, pedestrian-oriented elements and walkways indicate that the public is welcome but fenced areas with a gate do not. Also, well maintained sites indicate that someone cares for the site and tends to discourage crime.

**Figure 21.60.020QQ**
**Good Example of Passive Surveillance, Territorial Definition, and Visibility**

## J. Large Site Development

### 1. Large Site Development Standards. Example of large site layout:

**Figure 21.60.020RR**
**Large Site Development Example**


## K. Location and Design of Service Areas and Mechanical Equipment.

### 1. Screening of ground related service areas and mechanical equipment.

a. Where screening of ground level service areas is called for (see subsection K.2 above), adhere to the following:

i. A structural enclosure shall be constructed of masonry, heavy-gauge metal, or decay-resistant material that is also used with the architecture of the main building. The Administrator may allow materials other than those used for the main building if the finishes are similar in color and texture or if the proposed enclosure materials are more durable than those for the main structure. The walls shall be sufficient to provide full screening from the affected roadway or adjacent use. The enclosure may use overlapping walls to screen dumpsters and other materials (see Figure 21.60.020UU below).

ii. Gates shall be made of heavy-gauge, site-obscuring material and meet the standards of RZC 21.38.020.E.4. Chain link or chain link with slats is not an acceptable material for enclosures.

ii. Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck

project into any public right-of-way. Ensure that screening elements allow for efficient service delivery and removal operations and do not obstruct pedestrian movement

iii. The service area shall be paved.

iv. Weather protection is required per RZC 21.38.020.E.3.

v. In addition to the required screening, art work such as paint schemes or coverings that help to blend the enclosure into the background may also be utilized.

**Figure 21.60.020TT**
**Acceptable Screening Enclosure**

**2. Location and screening of ground related utilities.**

a. Project proponents are required to provide evidence that they have coordinated with the local electric, cable or other utility provider to locate utility service facilities in the least obtrusive way. Where mounted on a building meters shall be located in the least intrusive place (e.g.: not in front of a window or near an entrance or pathway) and integrated into the building's architecture. For example the meter might be located in a non-intrusive space under an overhang or on the border between two townhouse units.

**Figure 21.60.020UU**
**Utility Meter Location and Screening**

**Place utility meters in less visible locations. The left example is successfully tucked away in a less visible location. The right image, while located along a service alley, is poorly executed and would not be permitted. Such meters shall be coordinated and better integrated with the architecture of the building.**

b. If utility facilities cannot be located to meet the criteria of (a) above, they shall be screened by either a cabinet or landscaping. If enclosed in cabinets visible from public rights-of-way, the cabinet's exterior surfaces shall be finished with the same material as the main building or with a durable material approved by the Administrator. Utility facilities and small-scale service elements may be screened with evergreen landscaping provided that landscaping meets the standards in RZC 21.32 and 21.60.020.L and accomplishes a full screen of those elements.

**Figure 21.60.020VV**
**Acceptable Utility Meter Screening With Landscaping**

*Note how the meters are recessed into the building's façade and the screening is placed directly in front of the meters also adds to the building's appearance.*

**3. Location and screening of roof mounted mechanical equipment.**

Additional screening of roof mounted mechanical equipment is outlined below.

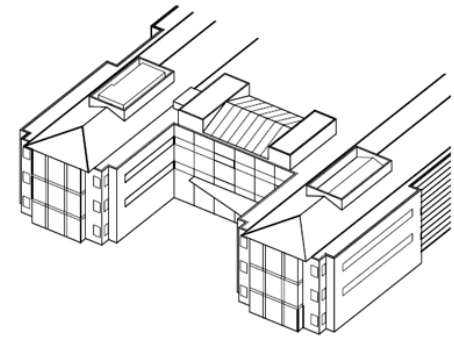
a. For rooftop equipment, all screening devices shall be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells, clerestories, or equipment rooms. Screening walls or unit-mounted screening is allowed but less desirable. Wood shall not be used for screens or enclosures. Louvered designs are acceptable if consistent with building design style.

b. The screening materials shall be of material requiring minimal maintenance, and shall be as high as the equipment being screened.

c. Screening with consideration of views from adjoining hillsides and from other areas of high public visibility, such as streets and shoreline areas, with special consideration for views from SR 520, Redmond Way, other major arterials, Marymoor Park, and the Sammamish River Trail.

d. Locate and/or shield noise producing mechanical equipment such as fans, heat pumps, etc to not exceed 45 dBA at property lines adjacent to residentially zoned properties.

**Figure 21.60.020WW**
**Example of How to Screen Roof-Mounted Mechanical Equipment.**



## L. Landscape Design.

### 2. Landscape character.

In most general terms, there are at least three different categories or "types" of landscape design in Redmond.

i. Formal. Generally found in public plazas, commercial building entrances and other high pedestrian activity area locations, formally landscaped areas often feature decoratively paved surfaces, furniture, special lighting and a wide of small and medium sized plantings with different colors and textures

**Figure 21.60.020XX**
**Formal Landscaping**

**Formal landscaping is characterized by repetitive and geometric use of plant materials and site features**

ii. Informal. This category features larger areas of lawn and low plantings, with clusters of larger trees and is reminiscent of "Olmsted" romantic landscape design found in Seattle's Volunteer Park, Green Lake, and New York's Central Park. Most office parks and many residential projects with open space incorporate informal landscaping into their site designs.

**Figure 21.60.020YY**
**Informal Landscaping**

**Informal landscaping is characterized by a park-like combination of lawn and plant materials in an irregular but human influenced composition**

iii. Natural. Natural landscaping refers to undisturbed or naturally revegetated native plant communities featuring large conifer trees and a mix of understory vegetation. Natural landscaping may also include human installed native plants that are intended to form a plant community similar to pre-development conditions, such as the shoreline vegetation restoration along the Sammamish River. Natural landscaping can be appropriate in a variety of settings but is especially valuable used on steep or moderate slopes, along water bodies and in conjunction with stormwater treatment areas.

**Figure 21.60.020ZZ**
**Natural Landscaping**

**Natural landscaping features native plant materials as they would typically be arranged in a wild setting. Most ecological restoration emphasizes natural landscaping.**

Open spaces in Redmond are distinguished by at least two characteristics:

- Different landscape types may occupy the same site and open spaces often transition smoothly from one landscape type to another. For example, it is not unusual for formal spaces to incorporate natural elements or for a pathway to exhibit a sequence of different landscape types.

- Landscape plans usually feature a broad mix of plant materials that are appropriate for the site's landforms and uses.

Example of Integration of all three types of Landscaping.

**Figure 21.60.02AAA**
**Redmond is Distinguished by an Integration of All Three Landscaped Types**

# Architectural Character

## 1. Architectural Character

Examples of components which meet the objectives of Architectural Character section.

**Figure 21.60.030A**
**Emphasizing Design Components that Help to Meet Character Objectives**


**(1) Emphasis of corner treatment; (2) Detail of roof overhang; (3) Detailed use of durable materials; (4) Terracing elements; and (5) Modulation of bulk/massing.**


**(1) High quality pavers; (2) Entrance materials and stairs; (3) Materiality; (4) Strong use of landscaped features.**

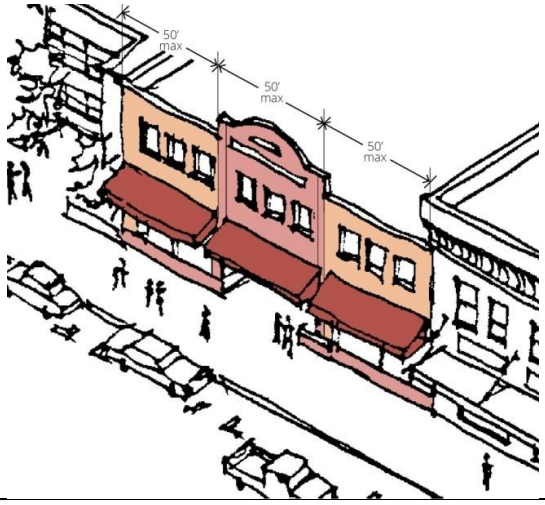

(1) Customized exterior lighting; (2) Modulation of bulk/massing; (3) Large deck spaces; (4) Roof detailing; (5) Landscaping; and (6) Roof articulation.


(1) Detailed balcony and patio spaces; (2) Setback of bulk/massing; (3) Roof articulation; (4) Landscaped elements

## B. Building Massing & Articulation.

1. **Façade articulation** **- Storefronts and other buildings with non-residential uses on the ground floor** shall include articulation features every 50 feet (maximum) to create a pattern of small storefronts. At least three of the following features shall be employed at intervals no greater than 50 feet.
   a. Window fenestration patterns and/or entries.
   b. Use of weather protection features.
   c. Use of vertical piers/columns.
   d. Change in roofline per subsection C.7 below.
   e. Change in building material or siding style.
   f. Vertical elements such as a trellis with plants, green wall, art element.
   g. Providing vertical building modulation of at least 12 inches in depth if tied to a change in roofline modulation per subsection C.7 below or a change in building material, siding style, or color.

**Figure 21.60.030C**
**Façade Articulation Examples**




Alternatives will be considered through administrative design flexibility (RZC 21.76.070.C.4) provided they meet the intent of the standards and the design criteria set forth in subsection C.4 below.

2. **Façade articulation - Residential buildings** shall include articulation features at intervals that relate to the location/size of individual units within the building (or no more than every 30 feet) to break up the massing of the building and add visual interest and compatibility to the surrounding context. At least three of the following features shall be employed at intervals no greater than the unit interval or 30 feet (whichever is less).

   a. Use of windows and/or entries.

   b. Change in roofline per subsection C.7 below.

   c. Change in building material, siding style, and/or window fenestration pattern.

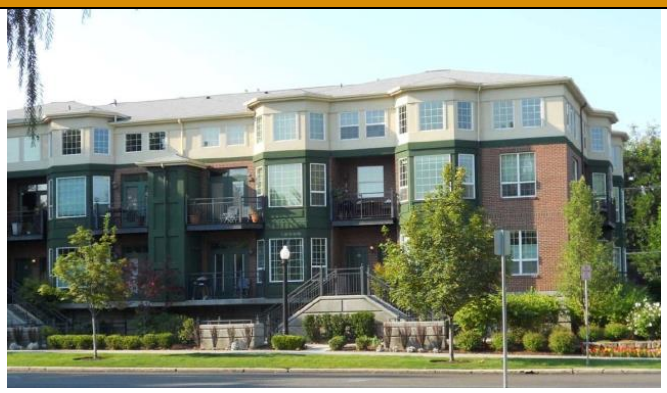
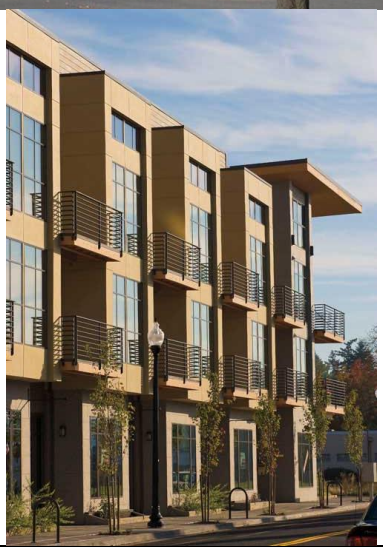
   d. Providing vertical building modulation of at least 12 inches in depth if tied to a change in roofline modulation per subsection C.7 below or a change in building material, siding style, or color. Balconies may be used to qualify for this option if they are recessed or projected from the façade by at least 18 inches. Juliet balconies or other balconies that appear to be tacked on to the façade will not qualify for this option unless they employ high quality materials and effectively meet the intent of the standards.

   e. Vertical elements such as a trellis with plants, green wall, art element.

   f. Other design techniques that effectively break up the massing at no more than 30-foot intervals.

**Figure 21.60.030D**
**Residential Façade Articulation Examples**

**Figure 21.60.030D**
**Residential Façade Articulation Examples**


Alternatives will be considered through administrative design flexibility (RZC 21.76.070.C.4) provided they meet the intent of the standards and the design criteria set forth in subsection C.4 below.

3. **Supplemental administrative design flexibility (RZC 21.76.070.C.4) criteria** associated with articulation standards. Proposals shall meet the intent of the standards. Criteria as outlined below shall be considered in determining whether the proposed articulation treatment meets the "intent".

   a. Consider the type and width of the proposed articulation treatment and how effective it is in meeting the intent given the building's current and desired context (per Comprehensive Plan or applicable adopted subarea plan).

   b. Consider the applicable block frontage designation. Undesignated block frontages warrant more flexibility than block frontages designated as Secondary or Landscaped.

   c. Consider the size and width of the building. Smaller buildings warrant greater flexibility than larger buildings.

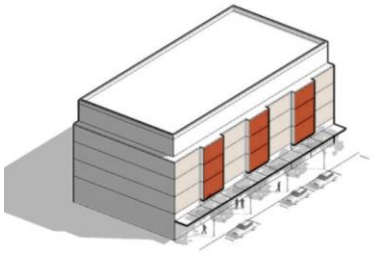
   d. Consider the quality of façade materials in concert with doors, windows, and other façade features and their ability to add visual interest to the street from a pedestrian scale and more distant observable scales.

4. **Maximum façade width.** Larger buildings need more substantial articulated/modulated features to break up the massing and add visual interest.

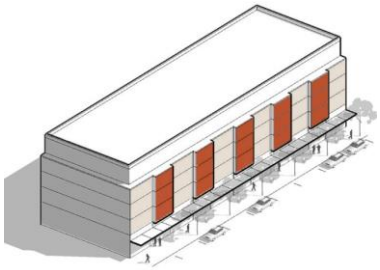
   Building facades wider than 120 feet shall include at least one of the following features to break up the massing of the building and add visual interest:

a. Provide vertical building modulation at least 20 feet deep and 30 feet wide. For multi-story buildings, the modulation shall extend through more than one-half of the building floors.

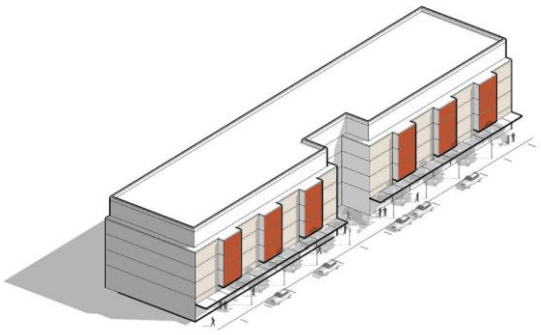
**Figure 21.60.030E**
**Illustrating Maximum Façade Width Standards and Photo Examples of Option A.**



**Less than 120' wide: Meets standard**



**More than 120' wide: Does not meet standard**



**Building incorporates a 20'x30' courtyard along the façade to effectively break it up into smaller components: Meets standard.**

**Both photo examples include courtyard spaces that provide major façade modulating elements that effectively break up the massing of the buildings.**

b. Use of a contrasting vertical modulated design component featuring all of the following:

i. Component extends through all floors above the first floor fronting on the street. Exception: upper floors that are set back more than ten feet horizontally from the façade are exempt.

ii. Utilizes a change in building materials that effectively contrast from the rest of the façade.

iii. Component is modulated vertically from the rest of the façade by an average of six inches.

iv. Component is designed to provide roofline modulation per subsection C.7below.

**Figure 21.60.030F**
**Vertically Modulated Design Component Example**

c. Façade employs building walls with contrasting articulation that make it appear like two distinct buildings. To qualify for this option, these contrasting façades shall employ all of the following:

   i. Different building materials and/or configuration of building materials.

   ii. Contrasting window design (sizes or configurations).

**Figure 21.60.030G**
**Façade Examples Employing Building Walls with Contrasting Articulation That Make it Appear Like Two Distinct Buildings**

**Figure 21.60.030H**
**Examples That do Not Meet Maximum Façade Width Provisions**


Alternative designs will be considered via administrative design flexibility (RZC 21.76.070.C.4) provide the design meets the intent of the standards. Supplemental consideration for approving alternative designs are outlined below.

- Width of the façade. The larger the façade, the more substantial articulation/modulation features need to be.
- Block frontage designation. Storefront designated block frontages warrant the most scrutiny while undesignated streets warrant more flexibility.
- The type of articulation treatment and how effective it is in meeting the intent given the building's context.

5. **Roofline modulation.** In order to qualify as a facade articulation feature in subsections C.2 and C.3 above, rooflines shall employ one or more of the following:

   a. For flat roofs or façades with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of the wall) when combined with vertical building modulation techniques described in subsections C. 2 and C.3 above. Otherwise, the minimum vertical dimension of roofline modulation is the greater of four feet or 0.2 multiplied by the wall height.

   b. A pitched roofline or gabled roofline segment of at least 20 feet in width. Buildings with pitched roofs shall include a minimum slope of 5:12 and feature modulated roofline components at the interval required per the applicable standard above.

   c. A combination of the above.

**Figure 21.60.030J**
**Clarifying Roofline Modulation Standards**

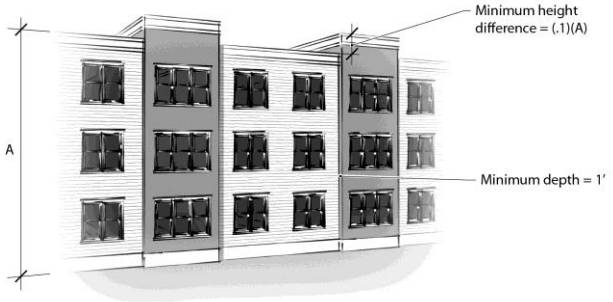
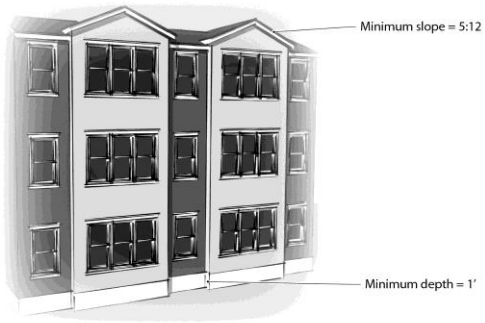


**Figure 21.60.030J**
**Clarifying Roofline Modulation Standards**




**Illustrating standards for roofline modulation, where employed as one of the façade articulation techniques**

6. **Cornice/roofline design.** Figures 21.60.030K and L below illustrate acceptable and unacceptable examples.

**Figure 21.60.030K**
**Examples of Buildings Employing Confident and Distinctive Rooflines**


**These buildings employ a variety of cornice lines. The lower right image uses a dramatic cornice line on the prominent building corner – but uses a change in building material, color, and façade modulation to add roofline interest.**

**Figure 21.60.030L**
**Unacceptable Flat Rooflines**


**Unacceptable flat rooflines that do not meet the intent of the standards. While the left building uses a significant change in materials from the lower floors, the long and unmodulated roofline with only a simple dark color band along the roofline would not meet the standards. Similarly, the building on the right features some vertical modulated elements and a simple color band along the roofline, but it is not substantial enough to meet the standards.**

**8. Articulated building entries.**

See Figure 21.60.030A below for examples:

**Figure 21.60.030A**
**Acceptable Building Entry Examples**

## D. Building Elements & Details.

**1. Façade details – non-residential and mixed-use buildings.** All non-residential and mixed-use buildings shall be enhanced with appropriate details. All new buildings and additions and buildings associated with Level II and III Improvements shall employ at least one detail element from each of the three categories below for each façade facing a street or public space for each façade articulation interval (see subsection C.2 above). For example, a building with 120 feet of street frontage with a façade articulated at 40-foot intervals will need to meet the standards for each of the three façade segments below.

a. Window and/or entry treatment, such as:

i. Display windows divided into a grid of multiple panes.

ii. Transom windows.

iii. Roll-up windows/doors.

iv. Other distinctive window treatment that meets the purpose of the standards.

v. Recessed entry.

vi. Decorative door.

vii. Other decorative or specially designed entry treatment that meets the intent of the standards.

**Figure 21.60.030N**
**Examples of Decorative or Specially Designed Windows and Entries**


**Examples of decorative or specially designed windows and entries. A = decorative window shades. B = decorative windows. C = Roll up door/window. D = decorative garage door/grillwork. E = decorative curtain wall design with louvers that add depth and a frosted glass design. F = decorative door. G = decorative entry (glass/steel).**

b. Building elements and façade details, such as:

i. Custom-designed weather protection element such as a steel canopy, cloth awning, or retractable awning.

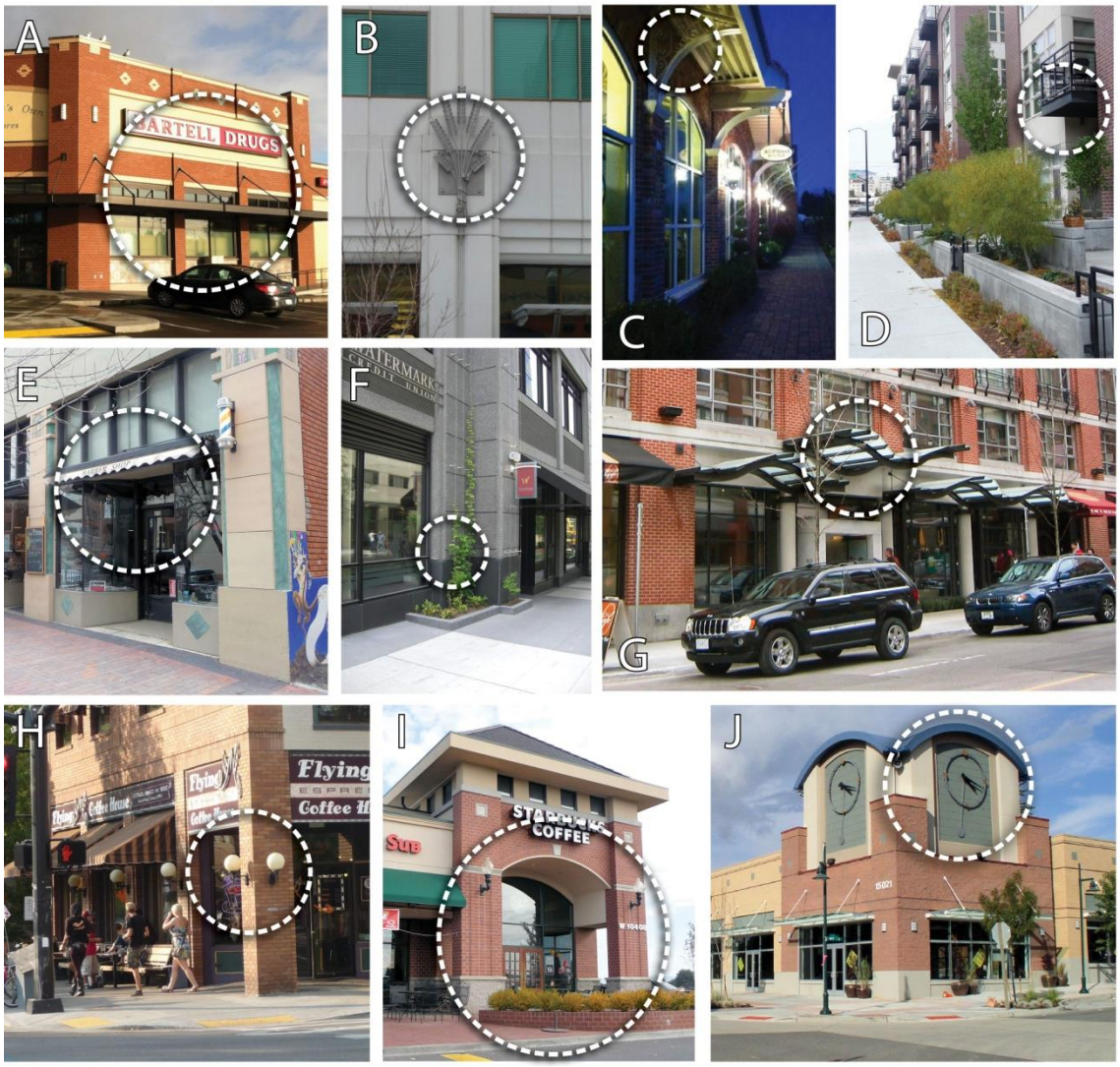
ii. Decorative, custom hanging sign(s).

iii. Decorative building-mounted light fixtures.

iv. Bay windows, trellises, towers, and similar elements.

v. Other details or elements that meet the purpose of these standards

**Figure 21.60.030O**
**Examples of Attached Elements That Enhance the Visual Intrigue of the Building**




**Examples of elements attached to facades that enhance the visual intrigue of the building. A = decorative steel awning. B = column artwork. C = decorative brackets. D = decorative balconies. E = Retractable awning. F = Integrated trellis structure/planter/vine. G = decorative awning design. H = decorative lighting fixture. I = decorative entry design. J = decorative clock.**

c. Building materials and other facade elements, such as:

   i. Use of decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework.

   ii. Artwork on building (such as a mural) or bas-relief sculpture.

   iii. Decorative kick-plate, pier, beltcourse, or other similar feature.

   iv. Hand-crafted material, such as special wrought iron or carved wood.

   v. Other details that meet the purpose of the standards.

"Custom," "decorative," or "hand-crafted" elements referenced above shall be distinctive or "one-of-a-kind" elements or unusual designs that require a high level of craftsmanship.

Alternatives to the standards above will only be considered (via administrative design flexibility, RZC 21.76.070.C.4) provided the number, quality, and mix of details meet the intent of the standards.

**Figure 21.60.030P**
**Examples of Decorative Surface Materials**


**Examples of decorative surface materials. A = decorative mosaic tile work. B = decorative stained wood pattern. C = decorative cornice lighting. D = decorative tilework and column art/patterns. E = Sculptural mural. F = Decorative wood element/pattern. G = Decorative stonework.**

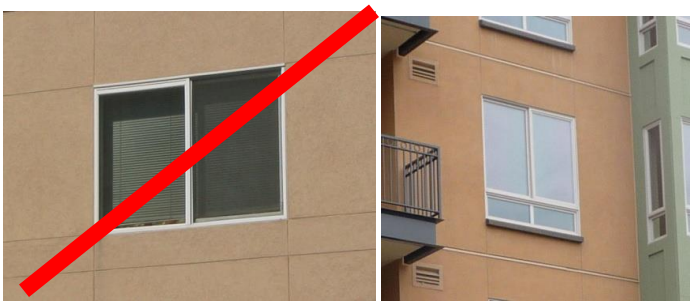
## 2. Window design.

Window Design Examples:

**Figure 21.60.030Q**
**Acceptable and Unacceptable Window Design Examples**

**Examples of protecting windows**

Examples of windows with 4" window trim with contrasting colors



The left image does not have sufficient window trim or depth. The right image illustrates an acceptable alternative with the use of a small ledge at the bottom and the use of adjacent bay windows and balconies to add richness and depth to the façade.

Alternatives will only be considered (via administrative design flexibility, RZC 21.76.070.C.4) where buildings employ other distinctive window or facade treatment that adds a sense of depth to the facade and/or visual interest to the building.

3. **High visibility street corner and gateway sites.**

Figure 21.60.030R below illustrates acceptable examples

**Figure 21.60.030R**
**Acceptable High Visibility Street Corner /Gateway Site Examples.**

The left images uses a combination of materials, articulation, and detailing to make an architectural statement on the building corner. The right image uses a corner plaza to promote pedestrian activity and add visual interest.

## E. Building Materials.

1. **Special conditions and limitations for the use of concrete block, metal siding, and exterior insulation and finish system (EIFS) cladding.**

a. The figures below illustrate acceptable concrete block use/designs.

**Figure 21.60.030T**
**Acceptable Concrete Block Use/Design**

**CMU is the primary cladding for the corner element above, but secondary to brick on the main facades. The corner element uses a combination of decorative split faced CMU closer to the sidewalk and smooth-faced CMU that is colored to look more like traditional white terra cotta tiles.**

**The above façade illustrates an acceptable alternative example, as CMU is used as the primary cladding material. Note the use of split-façade CMU's above each of the awnings and coupled with the use of smooth-façade CMU's on the vertical columns (which employ black accent tiles for added interest).**

b. The figures below illustrate acceptable Metal use/designs.

**Figure 21.60.030U**
**Acceptable and Unacceptable Metal Siding Use**

**The left image uses concrete block at the base with metal siding above (acceptable). The right image (unacceptable) features metal siding all the way down to the sidewalk level.**

c. The figures below illustrate acceptable EIFS use/designs.

**Figure 21.60.030V**
**An Example of EIFS Used as a Secondary Cladding**


**Note the use of brick and decorative concrete block on the ground level and EIFS on the second floor of the left (A) image. The window treatments visible on the second floor add depth and interest to the façade. The right image (B) employs EIFS between the window and sidewalk – this design is prohibited.**

**F. Building Lighting.**

Good internal and external Lighting examples.

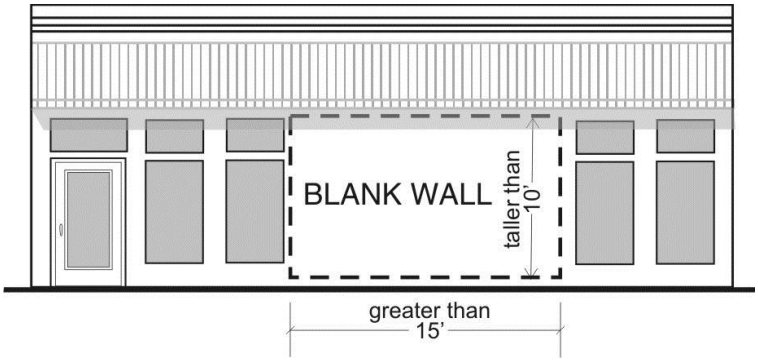
**Figure 21.60.030W**
**Good Internal and External Building Lighting Examples**



## G. Blank Wall Treatments.

1. **Blank wall definition.** A wall (including building façades and retaining walls) is considered a blank wall if it is over ten feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door and the space occupies no more than 15% of the façade plane.

**Figure 21.60.030X**
**Blank Wall Definition**




2. **Untreated blank walls** visible from a public street, pedestrian-oriented space, common usable open space, or pedestrian pathway are prohibited. The Administrator may waive or relax this provision in the Industrial zone depending on the visibility of the wall and the nature of the use. Methods to treat blank walls can include:

   a. Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as a blank wall treatment.

   b. Landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within three years.

   c. Installing a vertical trellis in front of the wall with climbing vines or plant materials.

   d. Installing a mural as approved by the reviewing authority.

   e. Special building detailing that adds visual interest at a pedestrian scale. Such detailing shall use a variety of surfaces; monotonous designs will not meet the purpose of the standards.

   For large visible blank walls, a variety of treatments may be required to meet the purpose of the standards.

**Figure 21.60.030Y**
**Acceptable and Unacceptable Blank Wall Treatments**

3. **Firewalls along property lines** are exempt from the above standards, but where they are visible to the public, they shall be designed to provide visual interest from all observable distances. Examples may include the use of varying materials, textures, and/or colors, the use of green or living walls, and/or the use of modulated building walls to form design patterns.

**Figure 21.60.030Z**
**Acceptable Firewall Design Where Visible to the Public**